
MEMORANDUM

TO: Taylor Meadows, CPT, BURPI, RPP, MCIP Manager of Development Planning

FROM: Tolga Aydin, C.E.T., Development Technologist

CC: Samantha McCauley, P.Eng., Manager of Development Engineering

DATE: December 20, 2024

SUBJECT: 210 276 Quaker Road
Official Plan, Zoning By-law Amendment, and Draft Plan of Subdivision Review

A complete application for Official Plan, Zoning By-Law Amendment, and Draft Plan of Subdivision was submitted by Upper Canada Consultants and circulated for review. Engineering has reviewed this application for any anticipated concerns related to the proposed servicing and stormwater management plans. Please note that a comprehensive design review was not completed at this time. A detailed review of the engineering design would be completed when/if a complete application for clearance of conditions for Draft Plan of Subdivision is made. Additional comments may be forthcoming at that time.

The following documents were reviewed:

- Functional Servicing Report, dated October, 2024, prepared by Upper Canada Consultants
- Stormwater Management Plan, dated October 2024, prepared by Upper Canada Consultants
- Draft Plan of Subdivision, revision 0, dated September 19, 2024, prepared by Upper Canada Consultants
- Traffic Impact Assessment, dated September, 2024, by Associated Engineering

After review, Engineering has the following comments:

1. The proposed water layout in the FSR does not include the east-west connection to Woodlawn Road that is included in the latest Associated Engineering Municipal Servicing Conceptual Design Report (June 2024) and includes upsized proposed watermain (from 200 to 300 mm) east-west to First Avenue. Modelling will be required to confirm if this loop can be eliminated and that the selected watermain size change is appropriate. If this loop cannot be eliminated, the servicing plans will need to be updated accordingly. This work will be undertaken by the City's modelling consultant and the current cost for this work is

\$2,500 + HST per the 2024 fees bylaw (fee is for reference and the actual fee will be as per the applicable bylaw at the time of application). The Applicant is responsible for the cost of this work and payment must be received before the work is authorized. This modelling can be completed either prior to draft plan approval or as part of clearance of draft plan conditions.

2. Depending on the extent of other future external watermains that have been constructed at the time the development of this site proceeds, other additional water modelling may also be required to confirm that adequate pressure and fire flow can be supplied to this development without those watermains.
3. Figure 4 in the Stormwater Management Brief for this property, shows areas A20a and A20 being directed to a SWM facility before outletting to the Towpath Drain; however, it is the City's understanding that no SWM facility is proposed for these areas. This figure and the modelling (if the modelling included a SWM facility) should be updated to reflect what is being proposed for that drainage area.
4. The percent impervious used for drainage area A21 shown in Figures 3 and 4 does not match with the percent impervious used for this area in the approved Northwest Welland Stormwater Management Implementation Plan or Figure 3 (existing drainage area plan) . The percent impervious for this area should be revised from 5% to 9%.
5. There are outstanding comments on the overall TIS update submitted for the CIHA that need to be addressed. Please note that approval of the updated TIS is required to proceed with the development of this parcel.
6. Sanitary connections from external properties (on Street G and Street A) may not be required, with the alternative being that these properties will connect to a sanitary sewer on First Avenue – this is to be confirmed with the City prior to detailed design.
7. Approval from the Niagara Region will be required for the proposed sanitary connection to the Regional 750mm sanitary sewer on Quaker Road.

After review, Engineering has the following conditions:

1. That the Owner shall submit full engineering design drawings to the City of Welland's Engineering Division for review and approval, including Site Servicing, Site Grading, General Notes and Details, Plan and Profile, Sediment Erosion and Control Plan, Storm Pond Design Details, Storm Drainage Area, Sanitary Drainage Area, and Landscaping Plans.
2. That a Functional Servicing Study Report indicating that the sanitary sewers can accommodate the additional flows, that adequate fire flows can be provided to the development, and that the servicing is consistent with the overall Northwest Secondary Area Plan conceptual design, be submitted to the City of Welland for review to the satisfaction of the Director of Infrastructure Services/City Engineer.
3. That the Owner submit to the City of Welland for review and approval by the Director of Infrastructure Services/City Engineer, a detailed stormwater management plan for the subdivision.
4. That water modelling be completed to ensure adequate capacity and fire flow exist for this development prior to the full construction of other watermains in the area. The Owner agrees that water modelling will be completed by the City at the Owner's expense. Should the water modelling identify that external watermains are required to achieve the required fire flow and/or pressure for this development, the design and construction of those watermains will be at the Owner's expense if they wish to proceed before other development in the area. Where these watermains are identified in the City's development charge by-law, subject to the Development Charges Act, the Owner will be entitled to a credit or to a cash payment for this work, the choice of which will be at the City's sole discretion. The Owner must enter into an agreement with the City to receive such credit or payment.
5. That the Owner agrees that construction shall not commence until all required external storm and sanitary works are constructed.
6. The City is completing the preliminary design of Quaker Road adjacent to the development. The Owner's Engineer shall coordinate with the City as necessary.
7. The detailed design and reconstruction of Quaker Road from the east limit of Rice Road intersection to Niagara Street, including urbanization, sanitary sewer, and storm sewer, shall be completed by the Owner. The design shall be submitted to the City for review and approval. The construction is to be completed within 2 years of draft plan approval. This work is identified in the City's development charge-by law and, subject to the Development Charges Act, the Owner will be entitled to a credit or to a cash payment for this work, the choice of which will be at the City's sole discretion. The Owner must enter into an agreement with the City to receive such credit or payment.

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8. That the cross section for Street 'C' will incorporate on-street parking on one side of the road, a 3m asphalt multi-use trail on one side of the road, and a 1.5 m sidewalk on the other side of the road.
 9. That prior to any site alteration, approval from the Director of Infrastructure Services/City Engineer is required. The Owner shall submit all supporting materials and engineering design, prepared by a qualified professional, as required by the City or any applicable authority, and shall agree to implement the recommendations of the reports, studies, and plans.
 10. That prior to registration of this plan, the Owner must obtain Consolidated Linear Infrastructure - Environmental Compliance Approval from the City of Welland for sanitary sewer, storm sewer, and storm water management works needed to service the proposed development.
 11. That prior to registration of this plan, the Owner must submit Ministry of Environment 'Form 1' Record of Watermains Authorized as a Future Alteration.
 12. That the Owner shall be responsible for the construction of all primary and secondary services in accordance with the City of Welland Municipal Standards, Ontario Provincial Standards, the Issued for Construction Engineering drawing set, and any other standards that may apply.
 13. That at the end of the project, the design engineer shall certify that all grading, storm sewers, and stormwater management controls have been constructed in conformity with the approved plans. Copies of the certification shall be circulated to the City of Welland and the Regional Municipality of Niagara.
 14. That foundation drains will not be connected to sanitary sewer systems.
 15. That roof water drainage from any structure or building shall be directed via downspouts either discharging to splash pads (concrete or other suitable material) or with extensions onto grass surfaces. Flows must be directed away from the building, not onto sidewalks or driveways, and not toward adjacent properties.
 16. That the storm water management ponds on BLOCK 291 and BLOCK 292 will be assumed separate from the remainder of the Subdivision. These storm water management ponds will be assumed once all Phases

of the Subdivision are assumed and either 90% of all contributing areas to that pond have been developed or it has been 3 years since the assumption of the last Phase of the Subdivision. The Owner agrees to pay their share of any post-construction monitoring of the receiving storm water management ponds required by the consolidated linear infrastructure compliance approval, and for the cleaning of the storm water management ponds prior to assumption. The Owner's share shall be calculated based on contributing land area. Securities for the monitoring and pond cleaning will be held until assumption of the storm water management ponds.

17. That the Towpath drain outlet from the Northwest Secondary Plan Area to Niagara Street be re-aligned in accordance with the Northwest Welland Stormwater Management Implementation Plan prepared by Upper Canada Consultants in conjunction with the completion of the stormwater management works for this Subdivision. This work is identified in the City's development charge-by law and, subject to the Development Charges Act, the Owner will be entitled to a credit or to a cash payment for this work, the choice of which will be at the City's sole discretion. The Owner must enter into an agreement with the City to receive such credit or payment.
18. That all necessary easements required for utility and services purposes be granted to the appropriate Authority free and clear of encumbrances.
19. That the Owner agrees to dedicate to the City of Welland, BLOCK 285, BLOCK 284, BLOCK 283 and BLOCK 282, free and clear of all encumbrances, for the purposes of future road widening.
20. That the Owner agrees to dedicate to the City of Welland, BLOCK 291 and BLOCK 292, free and clear of all encumbrances, for the purposes of storm water management facilities.

MEMORANDUM

TO: Taylor Meadows, CPT, BURPI, RPP, MCIP Manager of Development Planning

FROM: Tolga Aydin, C.E.T., Supervisor of Development Engineering

CC: Kelly Walsh, P.Eng., Manager of Development Engineering

DATE: May 27, 2025

SUBJECT: 210 276 Quaker Road
Official Plan, Zoning By-law Amendment, and Draft Plan of Subdivision Review

A complete application for Official Plan, Zoning By-Law Amendment, and Draft Plan of Subdivision was submitted by Upper Canada Consultants and circulated for review. Engineering has reviewed this application for any anticipated concerns related to the proposed servicing and stormwater management plans. Please note that a comprehensive design review was not completed at this time. A detailed review of the engineering design would be completed when/if a complete application for clearance of conditions for Draft Plan of Subdivision is made. Additional comments may be forthcoming at that time.

The following documents were reviewed:

- Functional Servicing Report, dated May 2025, prepared by Upper Canada Consultants
- Draft Plan of Subdivision, revision 0, dated April 22, 2025, prepared by Upper Canada Consultants
- Covering Letter and Comment Response, dated May 21, 2025, prepared by Upper Canada Consultants

After review, Engineering has the following comments:

1. As indicated during the previous review, watermain modelling will be required to confirm if the loop to Niagara Street can be eliminated and that the selected watermain size change is appropriate. If this loop cannot be eliminated, the servicing plans will need to be updated accordingly. This work will be undertaken by the City's modelling consultant and the current cost for this work is \$5,000 + HST per the 2024 fees bylaw (fee is for reference and the actual fee will be as per the applicable bylaw at the time of application). The Applicant is responsible for the cost of this work and payment must be received before the work is authorized. It is acknowledged that it is the preference of the Applicant to complete this work as a condition of approval.

After review, Engineering has the following conditions:

1. That the Owner shall submit full engineering design drawings to the City of Welland's Engineering Division for review and approval, including Site Servicing, Site Grading, General Notes and Details, Plan and Profile, Sediment Erosion and Control Plan, Storm Pond Design Details, Storm Drainage Area, Sanitary Drainage Area, and Landscaping Plans.
2. That a Functional Servicing Study Report indicating that the sanitary sewers can accommodate the additional flows, that adequate fire flows can be provided to the development, and that the servicing is consistent with the overall Northwest Secondary Area Plan conceptual design, be submitted to the City of Welland for review to the satisfaction of the Director of Infrastructure Services/City Engineer.
3. That the Owner submit to the City of Welland for review and approval by the Director of Infrastructure Services/City Engineer, a detailed stormwater management plan for the subdivision.

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4. That water modelling be completed to ensure adequate capacity and fire flow exist for this development prior to the full construction of other watermains in the area. The Owner agrees that water modelling will be completed by the City at the Owner's expense. Should the water modelling identify that external watermains are required to achieve the required fire flow and/or pressure for this development, the design and construction of those watermains will be at the Owner's expense if they wish to proceed before other development in the area. Where these watermains are identified in the City's development charge by-law, subject to the Development Charges Act, the Owner will be entitled to a credit or to a cash payment for this work, the choice of which will be at the City's sole discretion. The Owner must enter into an agreement with the City to receive such credit or payment.
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 8. That the cross section for Street 'C' will incorporate on-street parking on one side of the road, a 3m asphalt multi-use trail on one side of the road, and a 1.5 m sidewalk on the other side of the road.

9. That prior to any site alteration, approval from the Director of Infrastructure Services/City Engineer is required. The Owner shall submit all supporting materials and engineering design, prepared by a qualified professional, as required by the City or any applicable authority, and shall agree to implement the recommendations of the reports, studies, and plans.
10. That prior to registration of this plan, the Owner must obtain Consolidated Linear Infrastructure - Environmental Compliance Approval from the City of Welland for sanitary sewer, storm sewer, and storm water management works needed to service the proposed development.
11. That prior to registration of this plan, the Owner must submit Ministry of Environment 'Form 1' Record of Watermains Authorized as a Future Alteration.
12. That the Owner shall be responsible for the construction of all primary and secondary services in accordance with the City of Welland Municipal Standards, Ontario Provincial Standards, the Issued for Construction Engineering drawing set, and any other standards that may apply.
13. That at the end of the project, the design engineer shall certify that all grading, storm sewers, and stormwater management controls have been constructed in conformity with the approved plans. Copies of the certification shall be circulated to the City of Welland and the Regional Municipality of Niagara.
14. That foundation drains will not be connected to sanitary sewer systems.
15. That roof water drainage from any structure or building shall be directed via downspouts either discharging to splash pads (concrete or other suitable material) or

with extensions onto grass surfaces. Flows must be directed away from the building, not onto sidewalks or driveways, and not toward adjacent properties.

16. That the storm water management ponds on BLOCK 296 and BLOCK 297 will be assumed separate from the remainder of the Subdivision. These storm water management ponds will be assumed once all Phases of the Subdivision are assumed and either 90% of all contributing areas to that pond have been developed or it has been 3 years since the assumption of the last Phase of the Subdivision. The Owner agrees to pay their share of any post-construction monitoring of the receiving storm water management ponds required by the consolidated linear infrastructure compliance approval, and for the cleaning of the storm water management ponds prior to assumption. The Owner's share shall be calculated based on contributing land area. Securities for the monitoring and pond cleaning will be held until assumption of the storm water management ponds.
17. That the Towpath drain outlet from the Northwest Secondary Plan Area to Niagara Street be re-aligned in accordance with the Northwest Welland Stormwater Management Implementation Plan prepared by Upper Canada Consultants in conjunction with the completion of the stormwater management works for this Subdivision. This work is identified in the City's development charge-by law and, subject to the Development Charges Act, the Owner will be entitled to a credit or to a cash payment for this work, the choice of which will be at the City's sole discretion. The Owner must enter into an agreement with the City to receive such credit or payment.
18. That all necessary easements required for utility and services purposes be granted to the appropriate Authority free and clear of encumbrances.
19. That the Owner agrees to dedicate to the City of Welland, BLOCK 287, BLOCK 288, BLOCK 289 and BLOCK 290, free and clear of all encumbrances, for the purposes of future road widening.

20. That the Owner agrees to dedicate to the City of Welland, BLOCK 296 and BLOCK 297, free and clear of all encumbrances, for the purposes of storm water management facilities.

Public Works Growth Management & Planning Division

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7

905-980-6000 Toll-free: 1-800-263-7215

Via Email Only

December 19, 2024

File Number: PLSD202401516

PLOPA202401523

PLZBA202401522

Caitlin Kovacs
Development Planner
City of Welland
60 East Main Street
Welland, ON L3B 3X4

Dear Ms. Kovacs:

**Re: Regional and Provincial Comments
Proposed Draft Plan of Subdivision Application
Proposed Official Plan Amendment Application
Proposed Zoning By-law Amendment Application
City Files: 26T-14-24004; OPA no. 53; 2024-06
Applicant: Ashton Homes
Agent: Upper Canada Consultants
210, 276 Quaker Road
City of Welland**

Staff of the Regional Public Works Growth Management and Planning Division has reviewed the proposed Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), and Draft Plan of Subdivision (DPS) applications circulated by the City for lands on 210 and 276 Quaker Road located in the City of Welland. Regional staff received notice of these applications on November 12, 2024.

The OPA seeks to modify the existing mapping of the Northwest Welland Secondary Plan (NWSP). The modification intends to adjust a number of land use designations that affect the subject lands to recognize the realignment of the approved Towpath Drain that resulted in the shift of boundaries of the Environmental Conservation Area, Low Density Greenfield Residential, Medium Density Residential, and the Open Space and Recreation Area designations.

December 19, 2024

The subject land is currently zoned A1 - Agricultural and the natural heritage resources on the property are zoned as EC – Environmental Conservation Overlay. The ZBA application proposes to rezone the subject lands to:

- Residential Low Density (RL-2-XX)
- Residential Medium Density (RM-XX)
- Open Space (OS)
- Environmental Conservation Overlay (EC)

The draft plan consists of 292 lots/blocks as shown on the 'Draft Plan of Subdivision' drawing prepared by Upper Canada Consultants (dated October 7, 2024) for a mix and range of dwelling types and densities for a total of 339 residential dwelling units, and other associated land uses as follows:

- 263 lots for low density residential (single family residential)
- 13 blocks for medium density residential (street town residential)
- Two (2) blocks for Park / Parkette
- Two (2) blocks for 0.3 metre reserve
- Four (4) blocks for Future R.O.W Block
- Two (2) blocks for servicing corridor / walk
- Two (2) blocks for watercourse
- Two (2) blocks for Stormwater Management Facility

A pre-consultation meeting was held recently on May 16, 2024, with City, Regional staff, NPCA, and agent in attendance.

The following comments are provided from a Provincial and Regional perspective to assist the City of Welland with their review of the proposed DPS, OPA and ZBA applications.

Regional staff are not in a position to provide final comments and support for these applications at this time as additional information is required to confirm that the proposal will not have a negative impact on the Region's Natural Heritage System as discussed below. Updated comments and recommended draft plan conditions to address Regional and Provincial interests will be provided upon review and approval of an EIS Addendum.

Provincial and Regional Policies

The property is located within the 'Settlement Area' under the *Provincial Planning Statement, 2024* (PPS), and within the 'Designated Greenfield Area' of the Welland Urban Area under the Niagara Official Plan (NOP).

The PPS directs growth to Settlement Areas, which are the focus of growth and development, and encourage the efficient use of land, resources, infrastructure, and public service facilities that are planned or available.

The PPS and NOP direct development to take place in urban areas to support intensified development where appropriate servicing and infrastructure exists. Both Provincial and Regional policy place an emphasis on intensification and infill to foster the development of complete communities that have a mix of diverse land uses and housing choices, improve social equity and quality of life, expand access to multiple forms of transportation, and provide spaces that are vibrant and resilient in their design.

A full range of residential uses are permitted generally within the Urban Area designation, subject to the availability of adequate municipal services and infrastructure and other policies relative to land use compatibility and environmental conservation. Within urban areas, forecasted population growth is to be accommodated primarily through intensification in Built-Up Areas.

The intensification target identified with Table 2-2 of the NOP for the City of Welland is 75%. Designated Greenfield Areas shall achieve a minimum density of 50 residents and jobs combined per hectare as measured across the entire region. The NOP requires that local official plans achieve the minimum greenfield density target across the entire municipality and are encouraged to exceed this minimum. Staff note the subject land is located within Welland's Northwest Secondary Plan (NWSP) area.

The applicant has indicated through the submitted Planning Justification Report, prepared by Upper Canada Consultants (dated October 18, 2024) that the development will have a density of 58 residents and jobs per hectare, which exceeds the minimum target as set out within the NOP.

The City is to monitor developments to ensure that the overall Greenfield density target will be achieved on a municipal-wide basis and should be satisfied that the proposal conforms to the neighbourhood density targets in the City's Official Plan. Therefore, provided the City is satisfied that the neighbourhood density target will be achieved, the proposed development is consistent with and conforms to Regional growth management policies for Designated Greenfield Areas, subject to the discussion below. Regional staff further acknowledge that local compatibility considerations and interface with neighbouring land uses are local planning matters to be addressed by City staff and Council.

Northwest Welland Secondary Plan

The NWSP was approved by City Council on October 27, 2020, with the intent to accommodate future urban growth within the City through orderly, sequential, and contiguous DGFA development with infill in the Built-Up Area.

Archaeological Potential

The PPS and NOP state that development and site alteration is not permitted within areas of archaeological potential unless significant archaeological resources have been conserved. The subject lands are mapped as an area of archaeological potential on Schedule K of the NOP.

Regional staff reviewed the Stage 1 & 2 Archaeological Assessments conducted by Detritus Consulting Ltd. (dated November 11, 2021) and received the associated Ministry of Citizenship and Multiculturalism letter of acknowledgement (dated December 9, 2024). The Stage 1 Background Study indicated that the Study Area exhibited moderate to high potential for the identification and recovery of archaeological resources. As such a Stage 2 Archaeological Assessment was recommended.

The Stage 2 Archaeological Assessment identified 60% of the study area was accessible to ploughing and pedestrian surveys. 10% of the study area comprised of a seasonal tributary of the Welland Canal that was inaccessible to ploughing but subject to test pit surveying. No material culture was uncovered, and no additional assessment methods were employed.

The remaining 30% was subject to judgmental test pit surveying. The pedestrian survey of the remainder treed, and agricultural land resulted in the documentation of Findspot 1 (isolated flake of Onondaga Chert). No other artifacts were observed and given the isolated nature of the artifact, Findspot 1 and the study area were not recommended for a Stage 3 Archaeological Assessment.

Recognizing that no archaeological assessment, regardless of intensity, can entirely negate the possibility of discovering deeply buried archaeological materials, staff will recommend the inclusion of a standard archaeological warning clause in the future subdivision agreement should any resources be encountered through future construction works.

Appropriate conditions of draft plan approval will be included in a future resubmission to address these requirements.

Site Condition

The PPS policy 5.3.2 and NOP Policy 4.2.4.2 state that sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise, and other contaminants, and minimize risk to public health and safety.

A Phase One Environmental Site Assessment (ESA) was referenced in the Phase Two ESA Conceptual Site Model (no date; Project: E16-26-2) prepared by Hallex Environmental Ltd. and was circulated with this submission. The Phase One ESA

identified 15 Potentially Contaminating Activities (PCAs) which resulted in four (4) onsite Areas of Potential Environmental Concern (APEC).

The test pits, boreholes, and monitoring wells across the site resulted in one (1) identified impacted area at the eastern property boundary (APEC-4). The contaminated soil was excavated and disposed of at a Ministry of Environment, Conservation and Parks (MECP) licensed landfill. The report indicated that no groundwater impact was noted throughout the site and, as such, no target contaminants were identified associated with APEC-1, 2, and 3.

Staff note that a Record of Site Condition has been submitted and filed to the MECP Environmental Site Registry (filed August 16, 2018).

As such, staff offer no further comments regarding site condition standards.

Land Use Compatibility

The PPS and NOP state that sensitive land uses (including residential) shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise, and other contaminants.

Regional staff reviewed the 'Noise Feasibility Study' prepared by HGC Engineering (dated July 5, 2024), which evaluated the primary noise source from Quaker Road (local road), the secondary noise source from Niagara Street (Regional Road 50), as well nearby stationary noise sources. Specifically, the NFS recommends the following:

- Forced air ventilation is required for Blocks 265 & 266, Block 267 unit A, Block 272 unit C, Blocks 273 & 274, Block 275 unit A, and Lot 174
- Blocks 265 & 266, Block 267 unit A, Block 272 unit C, Blocks 273 & 274, Block 275 unit A, and Lot 174, and Lots 139 – 173, 120 – 128 require exterior walls and double-glazed windows to meet Ontario Building Code minimum requirements.
- NFS provided an alternative for the rear yards adjacent to Quaker Road that a 2.0 metre noise wall would reduce noise levels below 55 dBA.
- Warning clauses are also required to inform future occupants of potential adverse noise impacts from nearby increasing transportation sources.

The above noted measures will be incorporated as conditions through a future resubmission should there be no changes to the development proposal.

Natural Heritage

The subject property is impacted by the Region's Natural Environment System (NES), consisting of Significant Woodland, Other Woodland and Other Wetlands as well as a permanent/intermittent stream. As such, consistent with NOP policies, Regional staff requested an Environmental Impact Study (EIS) to confirm the extent of designated NES features and assess impacts associated with the proposed development.

Staff have reviewed the EIS prepared by Beacon Environmental Limited (dated August 2024), which confirms the presence of a permanent/intermittent stream associated with Towpath Drain and wetland communities. Staff note that the subject properties were extensively cleared of vegetation between 2020 and 2021. As the clearing occurred before approval of the 2022 NOP, NOP policy 3.1.18 requiring restoration of mapped NES features that were removed without authorization in advance of making an application for development is not applicable.

Although Regional staff are generally in agreement that development can be accommodated on the subject property without significant impact to the NES, several concerns were identified that should be addressed in an EIS Addendum to satisfy the Region that the conclusions of the EIS are valid.

As such, Regional staff is not in a position to recommend conditions of draft approval at this time as additional information is requested to confirm that the proposal will not have significant negative impacts to the Region's NES. An EIS Addendum (with changes clearly identified to facilitate review) is requested to address the concerns summarized above. Upon receipt of the updated report, we anticipate being able to provide revised comments in support of the application and conditions of approval.

Please note that the Niagara Peninsula Conservation Authority (NPCA) continues to be responsible for the review and comment on planning applications related to their regulated features. As such, the NPCA should be consulted with respect to requirements under the NPCA Regulations.

Regional staff are open to meeting to further discuss our comments, if desired. Please contact Adam Boudens, Senior Environmental Planner at 905-980-6000 (ext. 3770) or adam.boudens@niagararegion.ca should you have any questions or seek to arrange a meeting. Alternatively, please contact Cara Lampman, Manager, Environmental Planning at 905-980-6000 (ext. 3430) or cara.lampman@niagararegion.ca.

Stormwater Management

Regional staff reviewed the submitted 'Stormwater Management (SWM) Plan', dated October 2024 (prepared by Upper Canada Consultants), which proposes stormwater from the subject development be directed to two (2) SWM facilities, namely P30 and P3, prior to discharge to Towpath Drain. The facilities are sized to provide an Enhanced Level of water quality control, peak flow control, and erosion control, and the report indicates that the peak flow at Niagara Street will not exceed the existing level.

As such, staff offer no objection to the development SWM plan. The SWM and engineering plan details are subject to the review and approval from City staff to ensure their 'Northwest Welland SWM Implementation Plan (2022)' and local storm infrastructure requirements are adequately addressed, and the future SWM facilities will be subject to the City's Consolidated Linear Infrastructure Environmental Compliance Approval (CLI-ECA).

At the discretion of City staff, the applicant should confirm the following details prior to final approval:

- a. The plan proposes that the future development of area A30 (see Figure 3 - the land located within the City of Thorold that currently drains to the Towpath Drain) bypasses P30 to a separate outlet to the creek. As such, staff recommend consideration for a flow route that will be required with the future development of A30.
- b. Although this may not affect the pond configuration, a total of the internal and external drainage areas to a SWM pond should be used in sizing its permanent pool volume.
- c. It is recommended that the 100-year 24-hour storm be used to confirm pond storage.
- d. Major flow (i.e., overland flow) routes be directed to the pond main cells, in order to minimize resuspension of deposited sediment in the forebays.
- e. With respect to SWM Pond P31, a berm is required to direct flows along the forebay length. It appears that flow short-circuiting will occur with the current configuration (refer to the Report Figure 6).
- f. Confirm the 'percent imperviousness' of A300 in Figure 4, and the 'Average Discharge' of Pond Calculations for P30 & P31.

Servicing

Regional staff reviewed the Functional Servicing Report prepared by Upper Canada Consultants (dated October 2024). Staff provided comments in a markup version of the document (please see attached); however, key comments are summarized below.

Staff note that site servicing will be under the jurisdiction of the City of Welland and will require the construction of new water, sanitary and storm services for the proposed development. The servicing plan indicates that the local watermain and sanitary sewer will cross the municipal boundary into Thorold (via Street C) and would create a water/sewer billing issue between the municipalities. The plan should be revised so that

servicing does not cross into Thorold. Staff note it is currently understood that the City of Thorold has a servicing strategy utilizing Merritt Road.

The servicing plan proposes a single sanitary connection for the subject lands to the existing Regional sanitary sewer on Quaker Road. Engineering drawings showing details of this connection are to be submitted to the Region for review and comment, and the connection must be in accordance with Regional standards. The Region will require an application letter from the City and a connection permit fee of \$1,250 submitted to Susan Dunsmore, P.Eng, Acting Director, Infrastructure Planning & Development Engineering at 905-980-6000 ext. 3661.

Staff note that any new servicing proposed to cross a Regional main are required to be detailed in plan and profile, and any changes to grades (cover) are to be shown on the plans.

Staff will need to ensure that Regional infrastructure will not be negatively impacted by the proposed site servicing. Final detailed engineering design drawings with calculations will be required for Regional review and approval, prior to the City signing off on the CLIECA.

Transportation

The Region's current 10-year capital budget forecast includes the widening of Rice Road (Regional Road 54) between Quaker Road and Merritt Road. These works would include signalization of the Rice Road & Quaker Road intersection. Please note that the timing of these works are subject to change depending on Regional budget and priorities, and projects are not guaranteed until the construction budget year is approved by Regional Council.

Waste Collection

Regional staff note that subdivision developments are eligible to receive internal curbside waste collection, assuming they meet the requirements of Niagara Region's Waste Collection Policy. In order for this service to be provided, the developer/owner shall comply with the Niagara Region's Corporate Policy and By-laws related to curbside collection of waste and complete the Application for Commencement of Collection and Indemnity Agreement. The required forms and policy can be found at the following link: www.niagararegion.ca/waste

Future submissions are to confirm the intention for waste collection and include a waste collection plan to justify that the proposed road design meets the requirements of the current policy. It appears Street 'C' and Street 'G' will require temporary "T" turnarounds to accommodate collection until the adjacent developments occur. The drawing should indicate all road widths and curb radii. Regional staff ask that truck turning movements (using the Regional waste collection vehicle template) be included.

December 19, 2024

If the requirements of the Waste Collection Policy cannot be met, then waste collection will be the responsibility of the owner through a private contractor and not the Niagara Region.

Circular Materials Ontario is responsible for the delivery of Blue / Grey Box recycling collection services. The most up to date information regarding recycling can be found using the following link: <https://www.circularmaterials.ca/resident-communities/niagara-region/>

Conclusion

Regional Public Works Growth Management and Planning Division staff are not in a position to provide final comments and support for these applications at this time as additional information is required to confirm that the proposal will not have a negative impact on the Region's Natural Heritage System, in alignment with Provincial and Regional policies, as noted above and in the attached Appendix. Updated comments and recommended draft plan conditions to address Regional and Provincial interests will be provided upon review and approval of the requested EIS Addendum.

Please send copies of the staff report and notice of the City's decision on these applications. If you have any questions related to the above comments, please contact me at connor.wilson@niagararegion.ca.

Kind regards,



Connor Wilson
Development Planner

cc: Pat Busnello, MCIP, RPP, Manager of Development Planning, Niagara Region
Susan Dunsmore, P.Eng. Acting Director, Infrastructure Planning and
Development Engineering, Niagara Region
Cara Lampman, Manager Environmental Planning, Niagara Region
Adam Boudens, M.Sc., Senior Environmental Planner, Niagara Region
Jake McGowan, Development Approvals Technician, Niagara Region
Josh Wilson, P. Eng., Acting Manager of Development Engineering, Niagara
Region

Appendix

Detailed Environmental Planning Comments

210, 276 Quaker Road, City of Welland

1. The EIS does not include an analysis of all potentially relevant designated NES features outlined in the 2022 NOP. Notably, Mineral Shallow Marsh, Mineral Meadow Marsh, Forb Mineral Meadow Marsh and Mineral Thicket Swamp communities are confirmed present adjacent to Towpath Drain, but an assessment of 'Other Wetland' policies is absent in the Report. Further, it appears that 'Other Wetlands' are proposed for removal, and that buffers are not currently recommended from wetlands that will remain within the block containing Towpath Drain. These issues should be addressed in an EIS Addendum.
2. A Significant Woodland is mapped along the northern extent of the subject property. Staff understand that removals of woodland on the subject lands took place in 2020/2021, however, components of the woodland remain intact on the adjacent property. The Conceptual Site Plan shows development directly adjacent to the woodland but doesn't address whether a buffer is appropriate or has been considered. Staff request that this area be assessed in an EIS Addendum.
3. Staff request that a more fulsome discussion related to the location of wildlife corridors/linkages be included in the EIS Addendum. The subject property is located within the Northwest Welland Secondary Plan (SP) Area and was evaluated through the Subwatershed Study (SWS) component of the SP (Natural Heritage and Natural Hazards Existing Conditions report, prepared by Aquafor Beech, dated April 2019). Within the SWS, a north-south Natural Heritage Corridor as well as an east-west corridor (associated with Towpath Drain) were conceptually shown traversing the site. Both SP policies as well as NOP Policy 3.1.17, provide direction on how linkages are to be assessed as part of development applications. As such, staff request that additional information related to the form and function of the corridors as well as an evaluation of potential impacts (direct and indirect) to the corridor, including corresponding mitigation measures, be elaborated on in the Addendum. Staff note that a north-south corridor is identified as a requirement in the SP, however, the precise location of where this occurs on the subject lands is flexible provided appropriate justification is provided.
4. As it relates to blocks associated with Towpath Drain, staff request that the EIS Addendum confirm that the recommended block widths are sufficient to accommodate wildlife linkage/corridor requirements. Please also include a high-level mitigation strategy so that staff can be assured that potential negative impacts on the ecological and hydraulic functions provided in these blocks can be adequately addressed through detailed design.
5. There are numerous sloughs and wet depressions visible on the subject lands based on a review of aerial imagery. Staff request that they be assessed in

December 19, 2024

accordance with both wetland and headwater drainage feature survey protocols. Soil assessment data should also be provided.

6. The location of eco-passages associated with roads in the Study Area should be further explored to provide guidance that can be relied on at detailed design. Consideration of both wet and dry culverts should be included in the EIS Addendum.
7. Staff note that the EIS does not assess 'supporting area and features' or 'enhancement areas', as required by Niagara Official Plan (NOP) policies. Please include specific sections related to both in an EIS Addendum.
8. Staff note that a pedestrian trail network was not discussed in the EIS. If the applicant intends to create pedestrian trails within the Subject Lands, staff request that locations be considered and assessed at this stage in the process. Staff require assurance that if trails are being considered within NES features or buffers, that proper regard has been given to the width and design of buffers, etc.
9. Staff note that the EIS indicates that the block containing the drain will provide an aquatic and terrestrial movement corridor. Staff request that in addition to chain-link fencing that consideration be given to reptile and amphibian enclosure fencing to mitigate impacts between aquatic/terrestrial species and adjacent residential land uses. Please include an assessment of this mitigation measure in the EIS Addendum.

Public Works Infrastructure Planning and Development Division

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7

905-980-6000 Toll-free: 1-800-263-7215

Via Email Only

May 6, 2025

Region Files: PLOPA202401523; PLZBA202401522; PLSD202401516

Caitlin Kovacs
Development Planner
City of Welland
60 East Main Street
Welland, ON, L3B 3X4

Dear Ms. Kovacs:

**Re: Regional and Provincial Comments (Revised)
Proposed Official Plan Amendment, Zoning By-law Amendment and Draft
Plan of Subdivision
City Files: OPA 53, 2024-06, 26T-14-24004
Applicant: Ashton Homes
Agent: Upper Canada Consultants
210, 276 Quaker Road
City of Welland**

Regional Infrastructure Planning and Development staff has reviewed the proposed Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), and Draft Plan of Subdivision (DPS) applications for lands municipally known as 210 and 276 Quaker Road in the City of Welland.

The OPA application seeks to modify the existing mapping and land use designations of the Northwest Welland Secondary Plan (NWSP) to recognize the realignment of the approved Towpath Drain that resulted in the shift of boundaries of the Environmental Conservation Area, Low Density Greenfield Residential, Medium Density Residential, and the Open Space and Recreation Area designations.

The ZBA application proposes to rezone the subject lands from Agricultural (A1) and Environmental Conservation Overlay (EC) to Residential Low Density (RL-2-XX), in part, Residential Medium Density (RM-XX), in part, Open Space (OS), in part, and Environmental Conservation Overlay (EC), in part.

The Draft Plan proposes 263 lots for low density residential (single-family residential) and 13 blocks for medium density residential (street town residential) for a total of 339 residential dwelling units.

A pre-consultation meeting was held to discuss the proposal on May 16, 2024, with City and Regional staff in attendance. Regional staff provided comments on the application December 19, 2024. The below revised comments are provided as Regional conditions related to regional infrastructure and waste collection were not previously provided.

Planning Act Changes

Staff advise pursuant to the *Planning Act*, as of March 31, 2025, Niagara Region is an upper-tier municipality without planning responsibilities. The council of an upper-tier municipality, on conditions agreed upon with the council of a lower municipality, may provide advice and assistance to lower-tier municipalities in respect of planning matters generally. Niagara Region has not entered into any service level agreement to continue providing planning support and advice to the City of Welland.

Please be advised that through this change to the *Planning Act*, the *Niagara Official Plan, 2022* (NOP) is effectively an official plan of the City of Welland, which remains in effect until the City revokes or amends it to provide otherwise. As such, City staff should be satisfied that the application conforms to NOP policies.

Under the Memorandum of Understanding (MOU) for Engineering Review between the City and the Region, the below comments are considered Regional requirements with respect to the Region's interests.

Servicing

Regional staff has reviewed the Functional Servicing Report (FSR), prepared by Upper Canada Consultants (dated October 2024). Staff have provided comments in a markup version of the document (see Appendix II), however key comments are summarized below.

Staff note that site servicing will be under the jurisdiction of the City of Welland and will require the construction of new water, sanitary, and storm services for the proposed development. The servicing plan indicates that the local watermain and sanitary sewer will cross the municipal boundary into Thorold (via Street C). This would create a water/sewer billing issue between the municipalities. The plan should be revised so that servicing does not cross into the City of Thorold. It is currently understood that the City of Thorold has a servicing strategy utilizing Merritt Road.

The servicing plan proposes a single sanitary connection for the subject lands to the existing Regional sanitary sewer on Quaker Road. Engineering drawings showing details of this connection are to be submitted to the Region for review and comment. The connection must be in accordance with Regional standards. The Region will require an application letter from the City, and a connection permit fee of \$1,250 made to Susan Dunsmore, P.Eng, Acting Director, Infrastructure Planning & Development Engineering at 905-980-6000 ext. 3661.

Any new servicing proposed to cross a Regional main is required to be detailed in plan and profile drawings, and any changes to grades (cover) are to be shown on the plans.

Staff will need to ensure that Regional infrastructure will not be negatively impacted by the proposed site servicing. Final detailed engineering design drawings with calculations will be required for Regional review and approval, prior to the City signing off on the Consolidated Linear Infrastructure (CLI) Environmental Compliance Approval (ECA).

Transportation

The Region's current 10-year capital budget forecast includes widening Rice Road (Regional Road 54) between Quaker Road and Merritt Road. These works would also include signalization of the Rice Road & Quaker Road intersection. Please note that the timing of these works are subject change depending on Regional budget and priorities, and projects are not guaranteed until the construction budget year is approved by Regional Council.

Stormwater Management

The submitted 'Stormwater Management (SWM) Plan', prepared by Upper Canada Consultants (dated October 2024) proposes stormwater from the subject development be directed to two SWM facilities, namely P30 and P3, prior to Towpath Drain. The facilities are sized to provide an Enhanced level of water quality control, peak flow control, and erosion control, and the report indicates that the peak flow at Niagara Street will not exceed the existing level.

Therefore, staff have no objection to the development SWM plan. The SWM and engineering plan details are subject to the review and approval from City staff to ensure their 'Northwest Welland SWM Implementation Plan (2022)' and local storm infrastructure requirements will be adequately addressed, and the future SWM facilities are subject to the City's CLI ECA.

At the discretion of City staff, the applicant should confirm the following details prior to final approval:

- a. The plan proposes that future development of area A30 (refer to Figure 3), i.e., land in City of Thorold currently drains to Towpath Drain, bypass P30 to a separate outlet to the creek. As such, a flow route that will be required by future development of A30 should be considered with the subject development plan.
- b. This may not affect the pond configuration, however, a total of the internal and external drainage areas to a SWM pond should be used in sizing its permanent pool volume.
- c. It is recommended that the 100-year, 24-hour storm be used to confirm pond storage.
- d. Major flow (i.e., overland flow) routes are to be directed to pond main cells, in order to minimize resuspension of deposited sediment in forebays.

- e. With respect to SWM Pond P31, a berm is required to direct flows along the forebay length. The current configuration, refer to the Report Figure 6, appears that flow short-circuiting will occur.
- f. Confirm the 'percent imperviousness' of A300 of Figure 4, and the 'Average Discharge' of Pond Calculations of P30 & P31.

Waste Collection

Subdivision developments are eligible to receive internal curbside waste collection assuming they meet the requirements of Niagara Region's Waste Collection Policy. For this service to be provided, the developer/owner shall comply with the Niagara Region's Corporate Policy and By-laws related to curbside collection of waste and complete the Application for Commencement of Collection and Indemnity Agreement. The required forms and policy can be found at the following link: www.niagararegion.ca/waste.

Future submissions are to confirm the intention for waste collection and include a waste collection plan to justify that the proposed road design meets the requirements of the current policy. It appears Street 'C' and Street 'G' will require temporary "T" turnarounds to accommodate collection until adjacent developments occur. The drawing should indicate all road widths and curb radii, and we ask that truck turning movements (using the Regional waste collection vehicle template) be included.

If the requirements of the Waste Collection Policy cannot be met, then waste collection will be the responsibility of the owner through a private contractor and not the Niagara Region.

Circular Materials Ontario is responsible for the delivery of Blue / Grey Box recycling collection services. The most up to date information regarding recycling can be found using the following link: <https://www.circularmaterials.ca/resident-communities/niagara-region/>

Conclusion

Regional Infrastructure Planning and Development staff offer no objection to the applications, subject to the above comments and fulfillment of the conditions in Appendix I.

Please be advised that through changes to the *Planning Act*, the NOP is effectively an official plan of the City of Welland, which remains in effect until the City revokes or amends it to provide otherwise. As such, City staff should be satisfied that the application conforms to NOP policies.

Regards,

A handwritten signature in black ink, appearing to read 'JW' or 'Josh'.

Josh Wilson, P.Eng
Acting Manger, Development Engineering

cc: Maggie Ding, P.Eng., Stormwater Management Engineer
Katie Young, MCIP, RPP, Senior Development Planner

Appendix I: Regional Conditions of Draft Plan Approval

Appendix II: Regional comments on submitted Functional Servicing Report

Appendix I
Regional Conditions of Draft Plan Approval
210 and 276 Quaker Road, Welland

Servicing

1. That the owner provides a written acknowledgement to Niagara Region stating that draft approval of this subdivision does not include a commitment of servicing allocation by Niagara Region as servicing allocation will not be assigned until the plan is registered and that any pre-servicing will be at the sole risk and responsibility of the owner.
2. That the owner provides a written undertaking to Niagara stating that all Offers and Agreements of Purchase and Sale or Lease, which may be negotiated prior to registration of this subdivision shall contain a clause indicating that servicing allocation for the subdivision will not be assigned until the plan is registered, and a similar clause be inserted in the subdivision agreement between the owner and the City.
3. That prior to final approval for registration of this plan of subdivision, the owner shall submit the design drawings [with calculations] for the sanitary and storm drainage systems required to service this development to confirm capacity in the Regional system prior to the City signing off the CLI ECA
4. That the City obtain, on behalf of the owner, approval from the Regional Municipality of Niagara to connect to the Region's trunk sanitary sewer.

Stormwater Management

5. That prior to approval of the final plan or any on-site grading, the owner submit a stormwater management report for the subdivision, and the following plans designed and sealed by a qualified professional engineer in accordance with the Ministry of the Environment, Conservation and Parks documents entitled Stormwater Management Planning and Design Manual, March 2003 and Stormwater Quality Guidelines for New Development, May 1991, or their successors to the Niagara Region for review and approval:
 - a) Detailed lot grading, servicing and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site.
 - b) Detailed erosion and sedimentation control plans.
 - c) Prior to final approval for registration of this plan of subdivision, the owner shall submit confirmation that the stormwater management facilities required to service this development are thru City CLI-ECA process.

6. That the Subdivision Agreement between the owner and the City contain provisions whereby the owner agrees to implement the approved plans required in accordance with the above-noted condition.

Waste Collection

7. That the owner ensure that all streets and development blocks can provide an access in accordance with the Regional Municipality of Niagara Corporate Policy and By-laws relating to the curbside collection of waste and recycling throughout all phases of development. Where a through street is not maintained, the owner shall provide a revised draft plan to reflect a proposed temporary "T" turnaround or cul-de-sac designed to Regional standards.
8. That the owner/developer ensure that all streets and development blocks can provide an access in accordance with the Niagara Region's Corporate Policy and By-laws relating to the curbside collection of waste and recycling.
9. That the owner/developer shall comply with the Niagara Region's Corporate Policy for Waste Collection and complete the Application for Commencement of Collection and Indemnity Agreement.

Clearance of Conditions

Prior to granting final approval, the City of Welland must be in receipt of written confirmation that the requirements of each condition have been met satisfactorily and that all fees have been paid to the satisfaction of Niagara Region.

Subdivision Agreement

Prior to final approval for registration, a copy of the executed Subdivision Agreement for the proposed development should be submitted to Niagara Region for verification that the appropriate clauses have been included. Niagara Region recommends that a copy of the draft agreement be provided in order to allow for the incorporation of any necessary revisions prior to execution.

Note: Clearance requests shall be submitted to the Region in accordance with the Memorandum of Understanding, which stipulates that requests for formal clearance of conditions are to be received and circulated to the Region by the local municipality. The local municipality is also responsible for circulating a copy of the draft agreement, and the Region is unable to provide a final clearance letter until the draft agreement is received. The Region is committed to reviewing submissions related to individual conditions prior to receiving the formal request for clearance. In this regard, studies and reports can be sent directly to the Region with a copy provided to the local municipality.

6/8/25

Planning Department

City of Welland

Attention: Caitlin Kovacs

Re: 210, 276 Quaker Road, Welland - Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision

To whom this may concern:

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

Bell Canada Condition(s) of Approval

1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

2) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost. Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/ CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

The Owner acknowledges and agrees that it is the responsibility of the Owner to provide entrance/service duct(s) at their own cost from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner shall be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.





Concluding Remarks:

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations. If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact circulations@bell.ca directly.

Should you have any questions, please contact the undersigned.

Yours Truly,

Mohammad Bangee
mohammad.bangee@bell.ca





CANADA POST
955 Highbury Ave N
London ON N5Y 1A3

CANADAPOST.CA

POSTES CANADA
955 Highbury Ave N
London ON N5Y 1A3

POSTESCANADA.CA

December 5, 2024

CAITLIN KOVACS
CITY OF WELLAND
60 EAST MAIN STREET
WELLAND, ON L3B 3X4

Re: 210, 276 Quaker Road, Welland

Dear Caitlin,

This development will receive mail service to centralized mail facilities provided through our Community Mailbox program.

I will specify the conditions which I request to be added for Canada Post Corporation's purposes.

The owner shall complete to the satisfaction of the Director of Engineering of the City of Welland and Canada Post:

- a) Include on all offers of purchase and sale, a statement that advises the prospective purchaser:
 - i) that the home/business mail delivery will be from a designated Centralized Mail Box.
 - ii) that the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
- b) The owner further agrees to:
 - i) work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.
 - ii) install a concrete pad in accordance with the requirements of and in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes

November 19, 2024

Caitlin Kovacs
Development Planner
Infrastructure and Development Services
City of Welland
60 East Main Street
Welland, ON L3B 3X4

Dear Caitlin,

Re: Draft Plan of Subdivision, Official Plan Amendment, Zoning By-Law Amendment
Ashton Homes
210, 256 & 276 Quaker Road
City of Welland
File No.: 26T-14-24004, OPA 53, 2024-06

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details:
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

The Owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Willie Cornelio'.

Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
[enbridge.com](https://www.enbridge.com)
Safety. Integrity. Respect. Inclusion.

From: [AMIN Pranav](#)
To: [Caitlin Kovacs](#)
Subject: Welland - 210, 276 Quaker Road - 26T-14-24004
Date: November 27, 2024 4:38:14 PM

Welland Security Warning: This is an external email. Please do not click links or open attachments unless you are sure they are safe!

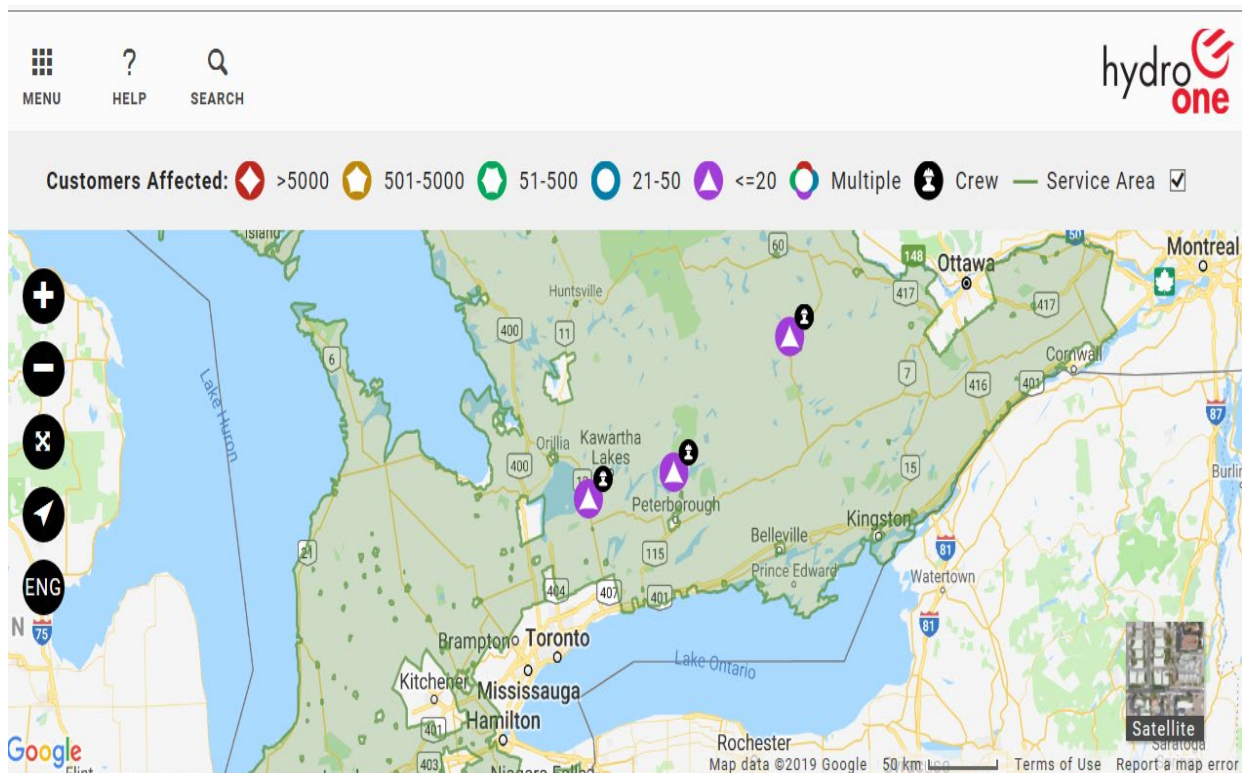
Hello,

We are in receipt of your Application for Subdivision, 26T-14-24004 dated 2024-11-13. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango
Specialized Services Team Lead,
Real Estate Department

June 5, 2025

Via Email Only

Caitlin Kovacs
Development Planner
City of Welland
60 East Main Street
Welland ON, L3B 3X4

NPCA File No.: PLSUB202401403

Dear Ms. Kovacs,

Re: Niagara Peninsula Conservation Authority (NPCA) Comments
Application for Official Plan Amendment, Zoning Bylaw Amendment, and Draft Plan of Subdivision
City of Welland: 210, 256, 276 Quaker Road
Municipal File Nos.: OPA No. 53, ZBA 2024-06, 26T-14-24004

The NPCA has received a request to review the complete application in relation to a proposed residential subdivision, inclusive 344 dwelling units. These are inclusive of 268 single detached dwelling units, and 76 street townhouses. The application will also incorporate a park block, stormwater management facilities, and a watercourse block. In response to this request, we offer the following comments.

The NPCA regulates watercourses, flood plains (up to the 100-year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands under *Ontario Regulation 41/24 of the Conservation Authorities Act*. The NPCA's *Policies for Planning and Development in the Watersheds of the Niagara Peninsula Conservation Authority* (NPCA policies) provides direction for managing NPCA regulated features. The subject lands are impacted by a watercourse and 100-year floodplain associated with the Towpath Drain.

Official Plan and Zoning Bylaw Amendment

An Official Plan Amendment is required to adjust and implement the land use designations as presented in the Northwest Welland Secondary Plan. Due to a recently issued works permit for the realignment of the Towpath Drain, mapping and schedule changes are required. The proponents are not proposing any amendments to the Policies. The EC Overlay is slated to align with the Towpath Drain block across the property. The NPCA has reviewed the Draft Official Plan Amendment and does not offer objections to the OPA.

A Zoning Bylaw Amendment is required to facilitate the Zoning as set forward in the Northwest Welland Secondary Plan. The lands are to be zoned a 'Residential Low Density' (RL-NWSP), 'Residential Medium Density' (RM-NWSP), Environmental Conservation Overlay (EC-NWSP), and an Open Space (OS) Zone. The NPCA has reviewed the Draft Zoning Bylaw Amendment and does not offer objections to the ZBA.

Draft Plan of Subdivision and Conditions of Draft Approval

The NPCA has reviewed the Draft Plan of Subdivision (dated April 22, 2025) as prepared by Chambers & Associates., and associated Functional Servicing Report (dated May 2025) as prepared by Upper Canada Planning and Engineering Ltd. The NPCA notes that at a high level the design can be achieved. Detailed design elements can address the remaining concerns, and a draft plan condition has been created to address this item. Our Agency does not offer objections to the stormwater management strategy that calls for post-development peak flows to be attenuated to pre-development levels prior to discharge to the Towpath Drain, and that the strategy calls for extended detention volume to be detained for 24 hours prior to discharge to the Towpath Drain. We recognize wet ponds will be used to achieve this, offer no objections, and can confirm that our Agency believes these ponds are sized appropriately. The applicant should be aware that if the outlets for the ponds are within the 100-year floodplain, the function of the ponds may be compromised under 100-year conditions. The NPCA advises that through the realignment of the Towpath Drain, the 100-year floodplain will be incorporated within the watercourse block, and so will be contained away from the residential uses of the property.

The NPCA requests the following conditions be incorporated into the Conditions of Draft Approval for the Subdivision application.

1. That the Developer submits to the Niagara Peninsula Conservation Authority for review and approval, grading, storm servicing, stormwater management, staging and sequencing, and construction sediment control drawings. The Owner agrees that all Sediment and Erosion Control Measures shall be maintained in good condition for the duration of construction until all disturbed surfaces have been stabilized.
2. That prior to the commencement of any works or site alterations, the Owner shall obtain Work Permits from the NPCA for any works associated with the construction of the proposed stormwater outlet to the Towpath Drain. In support of the application, the following information will be required:
 - a. Detailed design plans respecting the outlet, with associated riprap.
 - i. Outfalls and riprap should not be perpendicular to flows and an updated design to align with the watercourse flow should be included for the works permit.
 - b. Any other information as may be determined necessary by the NPCA.
3. That the Developer provides a 1.5 metre high (minimum) chain link fence along the lot lines of Blocks 1 to 21, 143, 223 to 233 (along the Towpath Drain) to the satisfaction of the Niagara Peninsula Conservation Authority.
4. That the Towpath Drain Block be zoned Environmental Conservation; Hazard; or similar zone categories that appropriately protect the features within these Blocks, to the satisfaction of the Niagara Peninsula Conservation Authority
5. That Conditions 1 to 4 above be incorporated into the Subdivision Agreement between the Developer and the City of Welland, to the satisfaction of the Niagara Peninsula Conservation Authority. The City of Welland shall circulate the draft Subdivision Agreement to the Niagara Peninsula Conservation Authority for its review and approval.

Conclusion

In summary, the NPCA is supportive of the Official Plan Amendment, Zoning Bylaw Amendment, and Draft Plan of Subdivision the subject lands, provided the Draft Plan Conditions are incorporated.

I trust the above will be of assistance to you. Should you have any further questions or require further information in this matter, please do not hesitate to call. For administrative purposes, please forward any decisions and resolutions of your Council. In the event of an appeal to the Ontario Land Tribunal (OLT) please send notice of any Case Management Conference.

Please send a copy of any Staff Reports and/or Council recommendations once they are available. If you have any questions, please let me know.

Thank you,



Taran Lennard
Watershed Planner II
(905) 788-3135 ext. 277
tlennard@npca.ca

From: [Taran Lennard](#)
To: [Caitlin Kovacs](#)
Subject: RE: NPCA Review Response: 210, 256, 276 Quaker Road, Welland - Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision
Date: December 13, 2024 1:09:11 PM
Attachments: [image001.png](#)

Welland Security Warning: This is an external email. Please do not click links or open attachments unless you are sure they are safe!

Hi Caitlin,

The NPCA will require clarity on the SWM Pond and Outlet prior to finalizing our comments. If the Pond fills and overflows, this may have impacts to the 100-year floodplain.

- The NPCA notes outlets for both P30 and P31 are within the 100-year flood depth for the Towpath Drain. The NPCA notes that the form and function of these SWM Ponds may be compromised under 100-year conditions. It is the opinion of NPCA that the Pond will likely not design as intended under 100-year conditions and believe it may need to be enlarged which may impact the block sizing. Please revise and/or provide clarity to NPCA.
- Further, the NPCA would not support outfalls and associated rip-rap perpendicular to flow. The NPCA would require the proposed outfalls and rip-rap to be revised to align with the flow of the watercourse.

Thank you.



Taran Lennard
Watershed Planner II

Niagara Peninsula Conservation Authority (NPCA)
3350 Merrittville Highway | Unit 9 | Thorold, ON L2V 4Y6

905.788.3135 ext. 277
www.npca.ca
tlennard@npca.ca

For more information on Permits & Planning, please go to the Permits & Planning webpage at <https://npca.ca/administration/permits>.

For mapping on features regulated by the NPCA please go to our GIS webpage at <https://gis-npca-camaps.opendata.arcgis.com/> and utilize our Watershed Explorer App or GIS viewer.

To send NPCA staff information regarding a potential violation of Ontario Regulation 41/24 please go to the NPCA Enforcement and Compliance webpage at <https://npca.ca/administration/enforcement-compliance>

From: Caitlin Kovacs <caitlin.kovacs@welland.ca>

Sent: November 12, 2024 3:42 PM

Subject: 210, 276 Quaker Road, Welland - Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision

Good Afternoon,

The following complete applications have been made for 210, 276 Quaker Road, Welland.

- Official Plan Amendment, City file no. OPA No. 53
- Zoning By-law Amendment, City file no. 2024-06
- Draft Plan of Subdivision, City file no. 26T-14-24004

The submission material is available via the link below.

[Commenting Items - 210, 276 Quaker, Welland.zip](#)

Please have any comments returned to me no later then December 20, 2024.

Thank you,

City logo



Caitlin Kovacs

Development Planner

Planning Division

60 East Main Street, Welland, Ontario L3B 3X4

☐ Phone: 905-735-1700 x2131

☐ welland.ca

☐ engagewelland.ca



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From: [Shannon Larocque](#)
To: [Caitlin Kovacs](#)
Subject: RE: 210, 276 Quaker Road, Welland - Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision
Date: November 19, 2024 9:43:54 AM

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Hi Caitlin,
Thank you for circulating these applications. The Town of Pelham has no comments at this time.
Best Regards,
Shannon



Shannon Larocque, MCIP, RPP.
Manager of Planning
Town of Pelham
D: 905-980-6661 | E: slarocque@pelham.ca
T: 905-892-2607 x319
20 Pelham Town Square | PO Box 400 | Fonthill, ON | L0S 1E0

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From: Caitlin Kovacs <caitlin.kovacs@welland.ca>
Sent: Tuesday, November 12, 2024 3:42 PM
Subject: 210, 276 Quaker Road, Welland - Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision

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Please have any comments returned to me no later than December 20, 2024.

Thank you,

From: [Zachary Sherwood](#)
To: [Caitlin Kovacs](#)
Subject: RE: 210, 276 Quaker Road, Welland - Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision
Date: November 15, 2024 2:18:55 PM
Attachments: [image001.png](#)

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Hi Caitlin,

No comments from Welland Hydro at this present time.

Zach Sherwood
Assets & Engineering Supervisor

Welland Hydro Electric System Corp.
950 East Main St, Welland, ON L3B 0L9
Ph: 905-732-1381 Ext 238 | Fax: 905-732-0123
Email: zsherwood@wellandhydro.com



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The submission material is available via the link below.

[Commenting Items - 210, 276 Quaker, Welland.zip](#)

Please have any comments returned to me no later then December 20, 2024.

Thank you,

City logo



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